

# **Town of Southern Shores 2005 Long Range Planning Committee Report**



**January 2006**

Amended and Accepted By Town Council April 4, 2006

## Forward

In preparation for developing this Long Range Plan for Southern Shores, the Long Range Planning Committee prepared and distributed the 2005 Opinion Survey to 2,544 Southern Shores property owners. There were 1,500 replies, about a 60 percent response, which we considered very good.

The committee has explored many aspects that make a viable community. Southern Shores does not stand alone, being greatly influenced and impacted by its Outer Banks neighbors. As a result, this plan addresses major issues that influence Southern Shores during the next 5 to 10 years. Many of the issues come from the opinion survey, with some from specific questions, others from open-ended comments and others as a result of research and interviews.

A major factor impacting all these issues is the tremendous growth that Southern Shores and its neighbors have experienced. Since 1980, Southern Shore's permanent residents have climbed from 520 to 2,500 in the year 2005, **nearly a 500 percent rise**. This brings new challenges and new opportunities; more homes and more people, more traffic, evacuation needs during natural disasters, fires and increased crime to name just a few. This places greater stresses on our roads, utilities, education, volunteers, social services, town administration, fire department, law enforcement, and emergency medical services, as well as waterways, beaches and forests.

The Long Range Planning Committee respectfully submits this report to Town Council and hopes it will serve as a guideline for the ongoing operations of Southern Shores.

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Town of Southern Shores  
Long Range Plan

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# Executive Summary

The 2005 Long Range Planning Committee identified a number of major issues that are critical to Southern Shores future. For each issue, a goal(s) was established, with specific objectives spelling out how to accomplish the goal. For each objective or set of objectives, the committee determined the person or persons responsible, provided recommended action and timeframe.

Among the multiple projects identified as key issues, 16 projects were determined to be vital. They fall into four categories:

## **Priority One**

- The Currituck Bridge
- NC 12 Issues
- Congestion on 158 and NC 12
- Canal Dredging
- General Communication Improvement

## **Priority Two**

- Seasonal Traffic Congestion
- Storm Water Runoff/Flooding
- Multipurpose Paths and Pedestrian Safety
- Volunteerism
- Town Staff Efficiency

## **Priority Three**

- Speeding and Short Cuts
- Master Plan for Rebuilding Roads
- Fair Enforcement of Town Codes and Rules
- Fair Enforcement of Home Business Ordinance

## **Priority Four**

- Cost of Living and Taxes
- Available Employees to Service Community

Fortunately, the Southern Shores Town Council and the town manager have already taken a proactive role in addressing some of the issues that have been raised.

Our community continues to be a wonderful place to live. During the past five years town governance has been exceptionally good. In every comparison to other OBX towns, our town leadership and administration has been head and shoulders above the others.

Our town is a true success story and we need to maintain continuity between our volunteer enthusiasm and capable town administration to build on that success. It is critical to collaborate and keep our residents informed. Because working together – the sound fiscal management of Town Council, our dedicated volunteers and informed citizens – are the keys to continuing with the finest town services while maintaining the lowest town tax rate structure on the Outer Banks.

# **Town of Southern Shores Vision**

## **Our Mission**

Southern Shores carefully controls growth and development so this unique community remains a most desirable place to live and visit on the Outer Banks: family-oriented, tranquil, friendly, environmentally sensitive, and full of beautiful natural attributes.

Southern Shores supports the diverse interests of property owners and is aware of changing demographics and the importance of seasonal tourism.

Southern Shores encourages volunteerism.

## **Who We Are**

Southern Shores is the premier single-family residential community on the Outer Banks, composed of a unique blend of retirees, a growing number of younger professionals (many with children), non-resident “second home” owners and rental homeowners, and a large number of seasonal renters.

Our lovely pristine beaches, sand dunes, nature paths, related recreational opportunities, nearby historic and cultural activities and unusually nice climate makes it an ideal place to live and attracts an enormous increase in seasonal vacationers which we support and encourage. Southern Shores shares and protects the Atlantic Ocean coastline, the Currituck Sound, Ginguite Creek, our waterways, a unique maritime forest and coastal wetlands because we believe in harmonious preservation.

Southern Shores is a town of volunteers, including council members, members of appointed boards, committees, associations, and the fire department. Town staffing is lean, with many essential town services economically outsourced.

Southern Shores commercial establishments are limited to a narrow strip along Highway 158 and are closely regulated with enforced zoning restrictions. The rest of Southern Shores is composed primarily of residential single-family homes on large lots, and is approximately 70 percent built out.

## **Our Core Values**

Core Values are character traits that guide daily decision-making. The Southern Shores Long Range Planning Committee identified these Southern Shores Core Values to serve as guideposts as we pursue our visions and strategies.

- Generosity of Spirit
- Harmony with the Environment
- Friendliness
- Strong Family Values
- Volunteerism
- Peace Abiding
- Good Citizenship
- Tranquility
- Pride in our Community

## **Our Strategies**

- Protect and enhance the unique character and quality of life that have made Southern Shores a treasured place to live since 1947.
- Develop a mutually supportive mindset that strongly promotes volunteerism, community involvement, good citizenship and law and order, while maintaining high moral standards and respect for religious and ethnic diversity.
- Establish a comprehensive, high quality public safety system that encompasses preparedness and evacuation for all types of weather situations, including storms, hurricanes, floods, winds and other hazards.
- Safeguard the area's natural beauty by actively maintaining harmony with the environment and promoting pristine conservation.
- Support public access to an array of recreational activities, including beaches, boating, swimming, fishing, and hiking.
- Develop a safe and secure quality of life with excellent access to social opportunities for all ages, including laying the groundwork for a community center.
- Have a responsive, efficient, effective, equitable and accountable government, preserving volunteers in government, controlling commercial zoning, fairly enforcing covenants and regulations, keeping taxes low, and promoting better communications with residents and non-residents alike.

## **Issue Number 1 - Transportation**

**Goal 1.1.** Work closely with the “Build the Bridge and Preserve our Roads Committee” to quickly win necessary support and approval to authorize construction of a Mid-Currituck Bridge to reduce traffic congestion on US 158, the Wright Memorial Bridge and on NC-12. Eighty-eight percent of residents and property owners of Southern Shores responded in favor of building the bridge.

**Objective 1.1.1a** Bring all possible pressure to bear upon NCDOT and other agencies to overcome their continued opposition to the bridge. Take all necessary steps to facilitate the East Carolina University study grant and to have the NC Toll Authority designate the Mid-Currituck Bridge as a pilot project to be built as quickly as possible as a public/private toll bridge. *Discussion: Eighty-eight percent of survey respondents agree (and six percent disagree) that the Bridge needs to be built and will increase accessibility to the Outer Banks as a tourist destination.*

**Objective 1.1.1b** Work with state and local representatives to designate the Bridge as a pilot project toll bridge as quickly as possible, and to have the Bridge designated as a priority project for the Toll Authority. *Discussion: Ninety-one percent of respondents agree that the Bridge would significantly enhance hurricane evacuation.*

**Objective 1.1.1c** Pursue qualified private firms to construct a toll road and bridge across the Currituck Sound since no state or federal funding is currently planned or available.

**Responsibility:** Mayor/Council/Town Manager

**Recommended Action:** Given its overwhelming support, as expressed in the Opinion Survey, the Mayor, members of the Town and citizenry of the Town should actively pursue construction of a Mid-Currituck Bridge with elected representatives in the State and Federal Government, using correspondence and personal contact. The “Build the Bridge and save our Roads Committee” should follow the same tack using the same information plus any other data derived from other sources.

**Milestone/Timeframe:** Immediate and continuous.

**Goal 1.2.** Develop plans and policies in coordination with local, state and federal officials to alleviate the growing NC-12 traffic problems affecting Southern Shores citizens particularly during the tourism season.

**Objective 1.2.1** Under no circumstances allow NC-12 to be widened. *Discussion: From analysis of the Southern Shores Questionnaire, 1272 property owners urged “do nothing to NC-12” while only 102 property owners urged widening NC-12 to five lanes if the Mid-Currituck Bridge was not built. Further, only three percent agreed that five lanes were best for Southern Shores. Survey respondents overwhelmingly voiced strong opposition to widening the road for an array of reasons. Road widening would devastate both Southern Shores and Duck, with 94 percent agreeing that it would alter the Towns' character. Eighty-eight percent agreed that it would decrease*

*property values. Widening would make ocean access for those living west of Duck Road/Ocean Blvd. In Southern Shores extremely difficult and dangerous and would not alleviate road congestion. Further, any consideration of road widening should not be undertaken until after the Bridge is operational and changes in traffic patterns and volume are clearly and accurately understood.*

**Responsibility:** Mayor/Council/Town Manager

**Recommended Action:** Given its overwhelming support, as expressed in the Opinion Survey, the Mayor, members of the Town Council and citizenry of the Town should actively pursue construction of a Mid-Currituck Bridge with elected representatives in the State and Federal Government, using correspondence and personal contact. The "Build the Bridge and Save our Roads Committee" should follow the same tack using the same information plus any other data derived from other sources.

**Milestone/Timeframe:** Immediate and continuous.

**Objective 1.2.2** Find a good solution for making NC-12 less hazardous for pedestrians to access the beach from the west side of Ocean Blvd./Duck Road. The new beach crosswalks are a good initiative; however, some drivers disregard the signs and painted street crossings. Evaluate the necessity to install pedestrian controlled lights at these crosswalks.

**Responsibility:** Mayor/Council/Town Manager

**Recommended Action:** Investigate the NCDOT website recommendations for dealing with pedestrian safety issues. Invite an NCDOT traffic safety engineer to visit the Town and hold a workshop on the issue.

**Milestone/Timeframe:** In time to implement a program prior to the 2006 tourist influx.

**Objective 1.2.3** Seek alternatives to minimize hazards and back-ups from left turning vehicular traffic throughout the Southern Shores portion of NC-12.

**Responsibility:** Mayor/Council/Town Manager

**Recommended Action:** The "Super Street" concept depicted in the Outer Banks Transportation Study Preliminary Report represents a potential solution for Southern Shores. A feasibility study group or committee should be appointed in early 2006 to work with the Institute for Transportation Research and Education (ITRE) North Carolina State University, to identify and determine the cost and feasibility for such a plan. (See Attachment A, pages 8-9, which is a portion of the Super Street outline.)

**Milestone/Timeframe:** Beginning in the first quarter of 2006

**Goal 1.3** Develop plans and mechanisms to minimize the seasonal impact of the traffic in Southern Shores.

**Objective 1.3.1** Work with Kitty Hawk, Dare County and NCDOT authorities to explore and implement options to alleviate weekend bottlenecks and traffic congestion at the intersection of US 158 and NC-12. This intersection presents the single most difficult challenge because of high traffic volumes. *Discussion: Estimates made by NCDOT indicate peak summer Saturday vehicular traffic flow will increase from 50,000 to more than 100,000 vehicles in the next 10 to 15 years. Two-hour traffic delays at peak times are becoming commonplace. Currently NCDOT has a \$320,000 project underway to study only alternatives at this intersection. It seems apparent to most residents of Southern Shores that the Mid-Currituck Bridge would alleviate the problem; however, there has been reluctance on the part of NCDOT, and others, to address this issue. An*



*expanded study, called the Currituck Sound Area Transportation Study, is now being conducted by NCDOT with the help of the engineering and consulting firm of Parsons Brinkerhoff. The Mid-Currituck Bridge and the US 158/NC 12 intersection are now a part of that study. Under the current schedule the Final Environmental Impact Statement for a new bridge will not be completed until 2008. This means that alleviation of the traffic problem at the intersection of US 158/NC 12 could not proceed until after that time. In fact, knowledgeable authorities believe that in view of current permitting and design timetables, no work on the intersection could be started for 10 years and then it would take 22 to 30 more months to complete.*

**Responsibility:** Mayor, Town Council, and Town Manager

**Recommended Action:** Put together an action-oriented team of movers and shakers from the area similar to the Build the Bridge team to focus all appropriate attention on this major problem for the Outer Banks.

**Milestone/Timeframe:** Beginning in 2006. We cannot wait 12 years for a solution.

**Objective 1.3.2** Revise or properly name all roads and improve the visibility of local street name signs. Correct erroneously numbered addresses for houses and their mailboxes. Install milepost signs every half a mile along NC-12 and on the beach to assist in directing visitors and emergency vehicles to the proper locations of homes and beach site mishap areas.

**Responsibility:** Town Manager

**Recommended Action:** Investigate options and implement most viable solutions.

**Milestone/Timeframe:** Within 2006 time frame with milestones to be reviewed each six months by the Planning Board.

**Objective 1.3.3** Devise various techniques to reduce speeding and minimize heavy truck and tourist traffic on local roads. Although an irritant to local residents, police traffic stops and unmanned speed warning radar devices have been effective on weekends during heavy rental transition periods. Parked or unoccupied police cars might be an effective tool to deter speeders and cut through traffic.

**Responsibility:** Town Manager and Police Chief

**Recommended Action:** Investigate options and implement most viable solutions.

**Milestone/Timeframe:** Within 2006, with milestones to be reviewed each six months by the Planning Board.

**Objective 1.3.4** Try to modify the typical weekend arrival/departure dates and times for seasonal rentals. Saturday and Sunday arrival/departure traffic could be spread throughout the week if cleaning crews and visitors could plan accordingly. Rental agencies should be encouraged to spread arrival and departure days.

**Responsibility:** Mayor, Town Manager

**Recommended Action:** Continually discuss with rental agencies. Prompt them to offer varying rates to induce visitors to vary arrival and departures.

**Milestone/Timeframe:** Ongoing

**Objective 1.3.5** Investigate and analyze feasibility of employing public transportation for traffic reduction and safety on US 158 and NC-12 during the tourist season.

**Responsibility:** Town Manager, in coordination with Dare County and other towns.

**Recommended Action:** Investigate options and implement most viable solutions.  
**Milestone/Timeframe:** Ongoing

**Objective 1.3.6** Reevaluate the need to increase the Town's capital assets by expanding those parking areas affording access to the ocean and sound. At this time, parking expansion is not necessary and is not worthy of expenditure of town capital. *Discussion: Respondents to the Town survey suggested more parking for access to the beach and Sound was needed for residents. However, since the survey was conducted, a beautiful new parking area at Spindrift and Chicahauk Trails was completed at a cost of approximately \$160,000. Because of the increasing cost of land and the need to comply with rigid regulations for controlling storm water runoff, parking lot construction has become very expensive.*

**Responsibility:** Town Manager/ Council

**Recommended Action:** Review needs in next few years.

**Milestone/Timeframe:** Evaluate annually after 2006.

**Objective 1.3.7** Analyze hurricane evacuation problems in light of road and highway constraints.

**Responsibility:** Town Manager, Chief of Police and Emergency Management Team

**Recommended Action:** Investigate options and implement most viable solutions.

**Milestone/Timeframe:** Ongoing

**Goal 1.4** Develop plans and implement mechanisms to improve traffic flow.

**Objective 1.4.1** Analyze and remove, where appropriate, unnecessary stop signs on the Southern Shores Town roads. With the dramatic increase in the cost of gasoline, it is time now to rid our Town of stop signs that impede traffic flow and have nothing to do with traffic safety.

**Responsibility:** Mayor/Council/Town Manager/Chief of Police

**Recommended Action:** The Southern Shores Town Council should not be in the business of traffic safety engineering. All road signs concerned with safety within the Town should be erected only after a recommendation by a qualified traffic safety engineer. For starters, the following stop signs are recommended for removal.

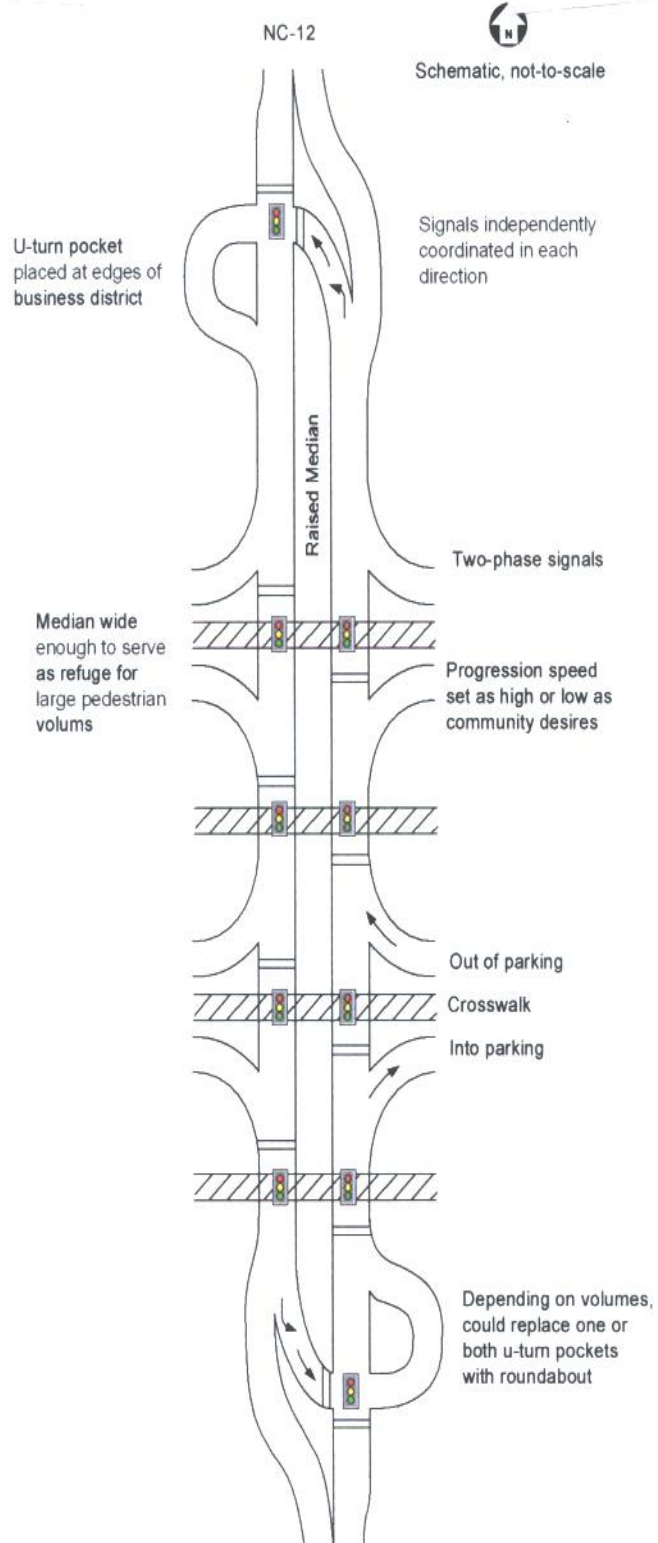
1. All stop signs on South and North Dogwood Tr.
2. The stop signs on East Dogwood Tr. at the intersection of Hickory Tr.
3. The stop signs on Hillcrest Rd. at its intersection with Sea Oats Tr.
4. The stop signs on Trinite Tr. until the intersection with Chicahauk Tr.
5. All of the stop signs on Chicahauk Tr. Except at the intersection with Trinite Tr.

**Milestone/Timeframe:** Action should be taken as soon as Council accepts this plan.

## **Super Street Concept**

The “Super street” concept is shown in a schematic representation for a street or road modification, which appears to be ideal for the Duck, NC commercial corridor. This area has many tourist attractions, a multitude of road cuts, a narrowly constrained right-of-way and many businesses and related parking very close to the road. The proposal is for a superstreet variation that would redirect all left turns and minor street through movements to one-way median openings (known as jug handles) at each end of the commercial district or at intervals of about one mile or longer. Drivers entering the superstreet from parking areas or former cross streets could only enter using a right turn. All exits into parking areas or side streets must be accomplished with right turns. The Super street variation could be one lane in each direction and would offer as much as a 60% increase in traffic, because there would be fewer interruptions in traffic flow, only right turns would be permitted and vehicles would not be trapped behind left turning traffic on narrow streets. The raised median would preclude opposing traffic from turning into oncoming vehicles. Traffic progression speed could be set as high or low as the community desires. Pedestrian traffic would have limited control over crosswalk signals and the wide median would serve as a refuge for large pedestrian volumes. Vehicles could never cross the raised protective median except at the jug handles or other u-turn pockets. The raised median area could nicely landscaped and be a distinct asset to the surrounding area. This same concept could easily be applied to all of NC-12 especially in Southern Shores. A two lane super street concept would a much better, much safer and more beautiful alternative than previously discussed three or five lane highway proposals. The great advantage of this concept is that it can be accomplished largely within the existing right-of-way; only a small number of parcels of property for u-turn pockets will need to be acquired by the state. Pedestrian beach crossings will be very safe. Traffic can move at a virtually uninterrupted or measured pace with computer regulated signals and the drivers need not worry about unexpected left turning vehicles or oncoming traffic as at present.

## Superstreet Variation for NC 12



## **Issue Number 2 – Infrastructure**

**Goal 2.1** Enhance and promote a sound **infrastructure** by focusing available resources on road maintenance, storm water management, canal dredging, additional multipurpose paths and utility capacity adequate to serve both residents and non-residents, (i.e. tourists).

**Objective 2.1.1.a** Maintain town roads within budget. *Discussion: More than 75 percent of the residents of Southern Shores believe that a 16 foot road width is acceptable for our Town. Fifty-one percent of survey respondents say that the condition of the roads is acceptable. Seventy-four percent of the citizens say that road repair should be done at a pace that is within the adopted current budget.*

**Objective 2.1.1.b** Ensure tree removal along the roadways is carefully considered and communicated to residents. The respondents of the survey are equally split on the issue of the Town's objective to remove trees out to 8 feet from the edge of the pavement.

**Objective 2.1.1.c** Expand centerline marking of Town roads where applicable. Many citizens would like to see our Town roads have painted centerlines for added safety.

**Objective 2.1.1.d** Develop a master plan, with a timetable, for re-building of Town roads that have been damaged by tree roots and vegetation.

**Objective 2.1.1.e** Develop a road maintenance plan, including general repair and root control, that is communicated to the residents and property owners so that it is not a surprise when the resurfacing equipment is working at the end of the driveway.

**Responsibility:** Council/Town Manager

**Recommended Action:** The Town Manager should develop a plan for roads and multi-purpose paths for review by the Planning Board and approval by the Council. The plan should be implemented according to a timetable/plan of action with milestones. The plan should be made available to all property owners in Southern Shores.

**Milestone/Timeframe:** 2006 and subsequent years.

**Objective 2.1.2** Determine the impacts of storm water runoff/flooding in Southern Shores and develop a plan to resolve them. The Town is developing an overall storm water management plan that includes a special study of the Chicahauk area (Chicahauk, ClamShell, Deer Path, and Trinitie Trails). These neighborhoods suffered during the summer of 2004's prolonged rains and some areas continue to suffer from even an occasional cloudburst. At the same time, Southern Shores has formed a Storm Water Management Policy Advisory Committee which, in addition to the aforementioned, is working with the town of Duck and NCDOT studying the areas along NC-12 where flooding regularly occurs. The studies are expected to be completed by fall 2006. In each case, the contractor was told to look towards low-cost, natural improvements in lieu of man-made structures. After review by the Storm Water Management Advisory Committee, recommendations and/or solutions will be forwarded to the Town Council.

**Responsibility:** Town Council/ Planning Board/Storm Water Management Policy Advisory Committee

**Recommended Action:** Consolidate results of current studies and develop actions that will mitigate existing storm water problems. Subsequently, in consonance with existing laws and plans, budget for and initiate appropriate relief efforts. Continue to aggressively work with residential and commercial developers to provide on-site storm water management.

**Milestone/Timeframe:** Within six months after study phase complete.

**Objective 2.1.3** – Implement a long-range plan to keep the canals and lagoons in Southern Shores dredged to the proper depths to provide continuous navigation. As well as facilitate storm water runoff. *Discussion: Many respondents from the Town survey indicated that the canals and the lagoons were one of the area's nicest features and one of the prime reasons they sought to purchase property in Southern Shores. Unfortunately, the canals have silted up over the years and it is now critical that they be dredged as quickly as possible. Severe weather, fallen trees and the lack of retaining walls on many of the undeveloped properties have contributed to the problem. Storm water runoff, lawn care products, fertilizers and lack of circulation to cleanse the canals and lagoons are now creating potentially unhealthy and stagnant conditions. The town hopes to receive \$480,000 from the state in each of the next two years and expects to contribute \$120,000 in each of those years to fund a project to dredge the canals. Permits are being sought from various governmental agencies. Spoil sites have been identified. The project is targeted for commencement in the latter part of calendar 2006. Every effort must be made to ensure that no further delay occurs because canal transit by boat will be greatly constrained and the presence of mosquitoes will be significantly increased. Property values could be adversely impacted and the natural beauty enjoyed by town residents and visitors could receive a most undesirable setback.*

**Responsibility:** Town Manager, Town Council

**Recommended Action:** Press forward vigorously to receive approvals from all concerned. Make sure funding is available as required. Investigate possibility of helping various aspects of the dredging by utilizing town's volunteers. Consider requiring property owners to install and maintain bulk heading or other measures to stabilize their shoreline and to be responsible for controlling canal overgrowth.

**Milestone/Timeframe:** Dredging must begin in fall 2006 and be completed in 2008.

**Objective 2.1.4** – Expand multi-purpose path network in Southern Shores for the enjoyment of cycling, strolling, exercising, jogging and similar activities. *Discussion: The various multi-purpose paths throughout the town received many favorable comments from Town Survey respondents. There was strong support to expand these networks. Enhanced safety for the increasing number of young children in the community was frequently cited. The OBX Tourism Board has contributed up to \$50,000 to assist the town in funding for construction. The Spindrift multi-use path was funded by an additional \$75,000 from the town's Capital Asset budget.*

**Responsibility:** Town Manager/Council

**Recommended Action:** It is strongly recommended that the town continue to extend its multi-use paths. The town Capital Asset Improvement plans calls for construction of a path along South Dogwood Trail beginning in FY 2005-2006 with further expansion to East Dogwood Trail during the next two years. A total of \$450,000 (including \$150,000

from the Tourism Board) has been budgeted for this three-year initiative. Because of its proximity to the Kitty Hawk Elementary school, this portion of the path will materially contribute to the safety of our young children.

**Milestone/Timeframe:** Quarterly progress review

**Objective 2.1.5** – Develop a long-range plan to ensure utilities (telephone, water, natural gas, electricity etc.) are adequate for Southern Shores residents and seasonal tourists. Currently, there are no long range plans addressing electrical service upgrades unless the town changes from a primarily residential to a commercial area, there is adequate power to supply all Town needs both now and in the foreseeable future. Conversely, if more commercial areas are approved and developed, there will need to be power upgrades. Currently, there is no plan to rezone any Southern Shores residential property to commercial. It is estimated that the cost of electricity will rise along with natural gas, coal and other hydrocarbons. Dominion Power claims to be implementing a number of measures to ensure continued uninterrupted electrical power to Virginia and the Outer Banks for years to come. Hurricanes and storms may, however, cause occasional temporary power transmission interruptions.

The most recent Dare County long range water planning document, produced in 1998, states that potable water availability in the county is adequate to meet demand through 2020. This document is currently being revised with a publication date of early January 2006. A new arsenic removal system was put into operation at the North Reverse Osmosis (NRO) plant in Kill Devil Hills this fall. The water being treated at the NRO facility has undergone a variety of tests, which show arsenic now at virtually undetectable levels, well below state and federal standards. The County operates four Reverse Osmosis plants located in Kill Devil Hills, Stumpy Point, Rodanthe and Frisco. The Kill Devil Hills plant is the only one that experienced problems meeting the arsenic standard. Piedmont Natural Gas, which purchased Eastern North Carolina Natural Gas a couple of years ago, serves 960,000 customers in North Carolina, South Carolina and Tennessee. Now serving about 1,000 customers, Piedmont is in the very early stages of expanding its service in Eastern North Carolina, an expansion that will take a number of years to complete. It is believed that availability of natural gas will change the propane business. Propane water heaters are leading the demand today, especially as new residents from the north, already familiar with and partial to gas appliances, arrive.

**Responsibility:** Town Council/Town Manager

**Recommended Action:** Establish a committee to review projected utility demands and develop a plan of action.

**Milestone/Timeframe:** 2006.

## **Issue Number 3 - Quality of Life**

**Goal 3.1** –Expand and promote a **quality of life that provides** excellent access to healthcare, social services, and recreation, as well as social, civic, cultural and athletic events for Southern Shores residents and seasonal visitors. Create plans and policies in coordination with appropriate local and state officials, to achieve this goal, periodically evaluating needs and adjusting plans and milestones as necessary.

**Objective 3.1.1** –Establish a regional “Gathering Place” in Southern Shores to serve as a multi-purpose Community Center. Working closely with the Civic Associations and coordinating with the Town Council, the Dare County Tourism Board, and authorities from Duck, Kitty Hawk, Kill Devil Hills, the County and State, find an acceptable site and seek help to fund this center.

*Discussion: Beginning in the 1980s and continuing with the recent property owner’s survey, a town community center has received increased support. Today, 62 percent of responding property owners are in favor of a multi-purpose building to host an array of social, civic, cultural, recreational and athletic functions. Many respondents emphasized a requirement to satisfy the need for teens, pre-teens and the elderly.*

**Responsibility:** Joe Walter has volunteered

**Recommended Action:** Form “Gathering Place Tiger Team” to initiate the project.

**Milestone/Timeframe:** March 2006 campaign start date

**Objective 3.1.2** — Develop a list of educational needs and potential opportunities for Southern Shores residents and visitors and organize into recreational and academic categories.

**Responsibility:** Town Council

**Recommended Action:** Establish a volunteer educational task force to carry out the items identified in this objective. Then, implement a plan to meet the list of educational needs through collaboration with the local community college (College of Albemarle), the public schools in our town (Kitty Hawk Elementary), the public school systems outside of our town (First Flight Middle and First Flight High School), churches, the Outer Banks Visitors Center, the Baum Center, the National Park Service environmental groups and any preschool organizations within the town. The plan should be prioritized and a timetable established for implementation while citing any costs associated with each list item.

**Milestone/Timeframe:** Evaluate the success of each educational program implemented quarterly.

**Objective 3.1.3** — Encourage education and communication of services available for seniors. *Discussion: Some examples of Older Adult services available at the Baum Center are: home delivered meals, tax aid, transportation via County van, health screening, insurance information, exercise, recreation and craft classes. Some other agencies that offer services to seniors include Hospice, GEM Adult Day Services, Interfaith Community Outreach, Community College courses and the Cancer Support Group.*

**Responsibility:** Town Manager

**Recommended Action:** Publicize in town information publications.

**Milestone/Timeframe:** Ongoing



**Objective 3.1.4** — Promote education and communication of the social services available to residents of all ages in Southern Shores. *Discussion: Available through Dare County in the Manteo office, some examples are: Work First which helps families achieve self-sufficiency, child day care, emergency assistance to help those with limited income and/or resources, and crisis intervention which helps with heating or cooling-related emergencies. Other services include: special assistance to adults living in adult care homes, medical assistance for adults and children, some in-home aide services, community alternatives for disabled adults, transportation, food stamps, basic medical care, specialty care referrals, prescription drug access, health education and inter-agency referrals.*

**Responsibility:** Town Manager

**Recommended Action:** Publicize in town information publications.

**Milestone/Timeframe:** Ongoing

**Objective 3.1.5a** –Plan and promote more town wide social events for residents, families and visitors to enjoy. Encourage more functions like the Civic Associations and Boat Club picnics as well as periodic Gazebo or beachfront afternoon or evening “bring your own lunch pail” gatherings. Continue clean up events followed by hot dogs.

**Responsibility:** Town Council

**Recommended Action:** Establish special coordination committee to develop plans.

**Milestone/Timeframe:** ASAP

**Objective 3.1.5b** – Establish an annual Southern Shores picnic and every five years, a special event.

**Responsibility:** Town Council

**Recommended Action:** Establish special coordination committee to develop plans.

Look for other opportunities.

**Milestone/Timeframe:** Three months out for the annual picnic and one year before the 30<sup>th</sup> anniversary.

## **Issue Number 4 - Communications**

*DISCUSSION: Many written responses from the 2005 Questionnaire/Survey identified town rules, regulations and current affairs as not always being widely disseminated or frequently missed, misunderstood and/or ignored as the “worst” things about Southern Shores. Local media coverage of Southern Shores affairs needs to be improved. E-mail information distributed by the town staff is very informative; however, only 50 percent of our property owners are subscribers. Town Council meetings are usually attended by a fair number of interested persons, but many local people and non-resident property owners remain uninformed or confused about key decisions and matters of local interest. The cost of frequently mailing information has become burdensome to the town’s budget, limited staffing and financial resources.*

**Goal 4.1 Strengthen Communications** to increase awareness and understanding among residents and property owners of Southern Shores relative to existing policies

and regulations, upcoming community issues and concerns as well as new policies, issues and activities. Develop plans and policies in coordination with appropriate local and regional media contacts, periodically evaluating needs and adjusting as necessary.

**Objective 4.1.1** Coordinate and communicate more systematically with all property owners, residents, rental agencies and seasonal renters to promulgate, educate and advise about town affairs. E-mail and Internet capability are useful in this regard, but more residents and owners should be encouraged to provide their email addresses to the town. More frequent, specifically targeted town communications could also alleviate some of the perceived problems. The SSCA's "Southern Shorelines" newsletter, produced every other month, could also be a useful platform for raising awareness of town affairs.

**Responsibility:** Mayor/Town Manager

**Recommended Action:** Communicate as outlined above. Establish a media liaison to work with area print and broadcast media to determine their needs and provide necessary information. Further, consider establishing a volunteer communications task force to develop a long-range communications plan, identifying in the process needs and options.

**Milestone/Timeframe:** ASAP

**Objective 4.1.2** Encourage absentee property owners to identify a liaison to represent their interests and communicate frequently with appropriate town officials. This was a significant issue in the survey.

*Discussion: A number of non-resident property owners and second home homeowners expressed their impression that the town ignores or discriminates against them as demonstrated by its failure to adequately respond to their unique perceived or actual problems. Some feel disenfranchised in that while they can not vote here; they nevertheless pay a large share of county and town taxes and further the tourist business they bring to the town keeps taxes and cost of services favorably low for local residents. They indicate town officials do not take their interests into proper consideration when managing local services and when enacting and enforcing regulations. Examples of irritants cited included trash can roll-back after pick up, the threat of fines for cans not removed from the road within 24 hours, clean up after winds and storms, potential widening of NC-12, beach nourishment, property assessments and dogs on the beach.*

**Responsibility:** Mayor/Town Council/Town Manager

**Recommended Action:** Evaluate and carry out this objective.

**Milestone/Timeframe:** ASAP

**Objective 4.1.3** Review the trashcan "Roll Out/Roll In" ordinance including cleanliness problems and practices. This particular issue was one of the most frequently cited, a most contentious issue discussed in the Questionnaire.

**Responsibility:** Mayor/Town Council/Town Manager

**Recommended Action:** Continue public education campaign to residents, rental homeowners and visitors as well as rental agency owners and employees, publish regulations and enforce fairly. Alternatives that should be explored include: (1) tasking rental agencies or owners to hire people to replace trashcans and oversee cleanliness; and (2) replacing the Dumpster at the firehouse to provide second homeowners a site to dispose of trash when returning on Sunday evenings.

**Milestone/Timeframe:** Ongoing, especially during tourism season.

**Objective 4.1.4** Communicate Southern Shores regulations about dogs to residents and seasonal visitors. The problems mentioned in the Questionnaire regarding dogs were many and varied. The Town Council has legislated in this matter; however, the regulations are apparently not well understood or said to be fairly enforced.

**Responsibility:** Town Manager

**Recommended Action:** Publish, communicate and enforce uniformly.

**Milestone/Timeframe:** Ongoing

**Objective 4.1.5** Educate property owners on an array of issues that are misunderstood. For example, many are confused or mistaken about the Town's versus the NCDOT's stance with respect to the widening of NC-12 and the construction of a Mid-Currituck County Bridge. Further, some property owners feel the town has now improperly permitted large multi-family structures in residential zones. Still others complain that there is too much acquiescence to wealthy commercial interests and some even think the new Hilton Hotel is being built in Southern Shores. These are but a few of the misconceptions, which have a potential to impact property values, and decisions of residents and non-residents about their homes and property.

**Responsibility:** Town Manager

**Recommended Action:** Improve communications and keep people informed.

**Milestone/Timeframe:** Ongoing

**Objective 4.1.6** Communicate plans and schedules for road or other infrastructure improvements, such as multipurpose paths, to Southern Shores residents to avoid misinformation. Some residents erroneously complained that their roads were being widened or straightened, that multi-purpose paths were being constructed across their property and that the right of way was being expanded without their permission or consultation.

**Responsibility:** Town Manager

**Recommended Action:** Develop an annual infrastructure improvement plan for distribution to all property owners.

**Milestone/Timeframe:** 60 days

**Objective 4.1.7** Instruct rental agencies and renters about town policies and ordinances to which they must adhere such as those regarding animals, beaches, noise, general courtesies and fireworks.

**Responsibility:** Town Manager

**Recommended Action:** Publish current informational packets and provide to rental agencies for renters to use.

**Milestone/Timeframe:** Ongoing

## Issue Number 5 - Government

**Goal 5.1** – Foster and maintain a responsive, efficient and effective **local government** that is accountable to Southern Shores citizens. Periodically evaluate needs and in cooperation with local officials, the civic associations and interested parties, develop new plans, policies and budgets to respond to legitimate needs. Review and revise plans as necessary.

**Objective 5.1.1 –Enforce** the existing ordinances and covenants to ensure appropriate use of lots in Southern Shores, protect owners and provide the highest value for each property. More than 95 percent of survey respondents strongly agreed that Southern Shores should continue as a low-density, single-family residential community with limited commercial uses.

**Responsibility:** Building Inspector and Civic Associations

**Recommended Action:** Enforce the ordinances and covenants uniformly.

**Milestone/Timeframe:** Ongoing

**Objective 5.1.2** – Ensure that all town codes and rules are enforced fairly, treating everyone equally.

**Responsibility:** Building Inspector/Code Enforcement

**Recommended Action:** Fair and impartial enforcement.

**Milestone/Timeframe:** Ongoing

**Objective 5.1.3** – Ensure that contractors working on construction sites have the appropriate permits, and keep the worksite clean and neat at all times.

**Responsibility:** Building Inspector/ Code Enforcement

**Recommended Action:** Enforce the ordinances and cleanliness requirements.

**Milestone/Timeframe:** Ongoing

**Objective 5.1.4** – Establish a consistent policy regarding trashcan replacement from the street in 24 hours. Develop viable alternatives.

**Responsibility:** Town Council, Town Manager

**Recommended Action:** Follow the new town trashcan regulations encouraging 24-hour replacement after pickup. Educate rental agencies about regulations.

**Milestone/Timeframe:** Ongoing

**Objective 5.1.5** – Continue high quality and appropriate number of police to ensure safety of Southern Shores residents and seasonal visitors. Currently there are 11 full-time police department employees to serve our year-round population of 2,551. This staffing level is the minimum that can be rotated safely for necessary assignments and training. Recent studies of police forces on the Outer Banks show that Southern Shores has the third lowest number of police, with Manteo having nine for year-round residents of 1,103 and Duck having eight for 509 year-round residents.

**Responsibility:** Town Manager, Chief of Police

**Recommended Action:** Review force size, individual responsibilities, population served, changing demographics, and crime statistics on a regular basis to determine needs, options and plans. Follow up with appropriate action.

**Milestone/Timeframe:** Ongoing

**Objective 5.1.6** Develop a plan and a strategy to enhance volunteerism in Southern Shores, that addresses recruitment, promotion, recognition and perhaps, incentives. The Town of Southern Shores has relied heavily on volunteers throughout its 25 plus years as an incorporated Town and for many years prior to incorporation. Volunteers play a major role in the development, governance and protection of Southern Shores and are an integral part of providing public services, such as fire services and parks and recreation. The Town Council, Planning Board, Board of Adjustment and various committees are made up of unpaid volunteers. These numerous volunteers have helped to keep the Town's operating budgets relatively low. In the early years of Southern Shores, the makeup of the residents was heavily weighted with retired people. Today, the Town is getting younger and a much larger percentage of the residents are in the work force. Because of this change in demographics, there could be a shortfall of volunteers in the future unless recruitment is addressed.

**Responsibility:** Town Council, Town Manager, Southern Shores and Chicahauk Civic Associations.

**Recommended Action:** The Town Manager, Council, the Southern Shores Civic Association, Chicahauk Property Owners Association and other appropriate groups should identify their probable soft areas and develop a plan to recruit for those requirements. The Town should establish a volunteer committee to review issues and develop long range solutions for such things as recruitment, promotion, recognition and incentives. If it requires a paid position, the Town should determine the method of funding and budget adjustments required to meet the requirements. To ignore the possibility of a shortfall in volunteers would be irresponsible management. (See *Attachment B, pages 21-22, on **Community Volunteerism.***)

**Milestone/Timeframe:** Discussions should begin upon receipt of this report and a plan of action and milestones should be developed and in place no later than one year later.

**Objective 5.1.7** Continue to review, adjust as needed and fairly enforce the Southern Shores' ordinance on businesses operating out of the home. In the early years of the Town, there were a number of individuals that had lawn care, lot clearing, tree removal and other businesses and kept their equipment at their house. No one gave it a second thought. Now that the Town has grown with a lot more people and houses, there are also more businesses of the type previously mentioned and many have overstepped what a reasonable person would expect them to have in the way of equipment in the yard. Working out of the home has become a rapidly expanding way of doing business throughout America. Southern Shores needs to deal with it and find a fair way to allow appropriate home occupations to operate in our residential community.

**Responsibility:** Southern Shores Planning Board and Town Council.

**Recommended Action:** The Southern Shores Planning Board has formed a committee to develop a revised ordinance on Home Businesses that is just and fair to all concerned. When a just and fair ordinance, with inputs from residents, is developed and accepted by Council, it must be adequately advertised and communicated to all residents.

**Milestone/Timeframe:** Action by the Planning Board has been initiated as of this writing and the change/update of the Town's ordinance will be well underway when this report is published.

**Objective 5.1.8** Encourage people to come to Southern Shores by ensuring that it is the most attractive, friendly and safe community on the Outer Banks.

Seasonal visitors, on average, account for 50 percent of the Town's annual income, totaling more than \$1.4 million in 2004-2005. It is estimated that with no tourism, the average property owner's taxes would probably double.

In FY 2004-05, the Town obtained tax revenues from numerous sources. Income primarily associated with tourism were:

- Occupancy tax \$423,000 (95% estimated from tourism)
- Land transfer tax \$417,000 (50% estimated from tourism)
- Ad Velorum tax \$1,174,192 (50% estimated from tourism)
- Sales Tax \$451,442 (50% estimated from tourism)
- Tourism Grant \$50,000

*Discussion: A large number of survey respondents felt that the unique family values orientation and charming quality of life which made Southern Shores a treasured place to live since 1947 was being jeopardized by the growing influence of tourism. Various respondents agreed that the long time informal, friendly, serene, conservative family character of Southern Shores, which they had long enjoyed, was changing and they clearly did not want the town to become another Myrtle Beach or Ocean City catering to tourists.*

*A smaller number of survey responses indicated a remarkable lack of appreciation of the favorable impact on local taxes generated by tourism. In some responses there was a certain disdain for seasonal visitors and the landlords from whom they rent. Noisy parties, drug and alcohol abuse, declining cleanliness of the community, worsening traffic conditions, speeding, trash along the roads and beaches, crowded restaurants, elevated prices in stores, and overcrowding (people and vehicles) in single family rental properties were attributed to tourism and to the eagerness of absentee landlords to reap large profits from them.*

**Responsibility:** Community at Large

**Recommended Action:** Preserve the long time informal, friendly, serene, conservative family character of Southern Shores

**Milestone/Timeframe:** Ongoing

**Objective 5.1.9** – Maintain town efficiency; utilize effective, qualified staffing and resources, to meet the needs of Southern Shores. Although the cost of governance has risen during the past five years, the town council and the administration have generally stayed within budgeted means, effectively utilized volunteers and continued to prudently manage town finances, assets and resources. Currently there are 23 full-time employees representing 1 employee for every 107 full-time residents. This is the lowest ratio on the Outer Banks. The number of employees is tightly controlled, while those employed are qualified and productive. At the same time, Southern Shores residents receive more services than other towns, including free curbside garbage and recycling, free chipping and free brush pickup. Cost effective managerial decisions, such as carefully evaluating certain services to determine if it is more economical to perform in house or contract out, continue to keep the town efficient and fiscally sensible. For the year ended June 30, 2005 the Town Audit showed no long term debt and a cash balance in all funds of \$3,174,782, of which \$674,037 was contractually/statutorily obligated to pensions, payables, and grant awards. The

remaining \$2.5 million was available for transfer to emergencies or other projects the Council desired. However, the Council had already designated \$362,000 of that balance for the FY2005-06 budget and a future fire truck. When this Report was written in early November 2005, the Town had an October 31 cash balance of \$2,635,049 and contractual/statutory liabilities of \$387,031. It is important that funds be maintained at this level for emergencies such as hurricanes. Southern Shores is a wonderful place to live; it continues to be well governed, well managed and financially sound.

**Responsibility:** Town Council/Town Manager

**Recommended Action:** Continue sound fiscal policies/decisions and continue to promote community volunteer participation in government.

**Milestone/Timeframe:** Ongoing

**Objective 5.1.10** Review existing special event parking (permit required parking) regulations and communicate results to residents. This topic was raised as an issue in the comment section of the LRP survey. The Town has made it easier to gain approval for a permit by doing it over the phone with a call to the Town Hall. This needs advertising and communicating to the residents. The encroachment agreement of the permit is a little overbearing with minute requirements that could be revised or eliminated. The Town and the Southern Shores Civic Association have done a good job of providing signs regarding sticker requirements for parking in their respective areas of responsibility in the beach areas.

**Responsibility:** Southern Shores Code Enforcement Officer, police and Town Manager.

**Recommended Action:** Code Enforcement Officer should clean up the encroachment agreement and the Town Manager should communicate how it works to residents.

**Milestone/Timeframe:** Within six months of publication of this report.

**Objective 5.1.11** – Investigate ways to keep the cost of living and taxes as low as possible in Southern Shores. The cost of living in Southern Shores has risen for the average family at about the same rate as elsewhere in the country. Unfortunately, the cost to purchase property in Southern Shores has jumped precipitously. (This impact is particularly severe for young families.)

The average Southern Shores property owner's town taxes, despite the increase in property assessments, remained relatively unchanged during the previous five-year period. The Town's taxes were the lowest on the Outer Banks in 2005. There was, however, a measurable increase in County taxes, which were passed on to most property owners.

The year 2000 Southern Shores Long Range Plan anticipated that property values would increase at about a 3.25% rate annually. At that time, the average property was calculated to be worth \$216,000 with an estimated 2005 average property value of \$246,000. In fact, the skyrocketing waterfront property value assessments increased the average property assessed value from \$482 million to \$1,626 billion. In 2005, the actual average property value in Southern Shores rose to \$576,000. This actual rate increase was nearly 10 times as high as the

best estimate from the 2000 Long Range Plan. The value of homes nearly doubled. Land values more than tripled. In addition, with the increased assessment came a rise in wind and hail insurance. Consequently, we will not attempt to estimate the change in property values during the next five or 10 years. *(See Attachment C, pages 23-25, with charts on assessments and taxes excerpted from the Southern Shores 2005 Long Range Planning Interim Report.)*

**Responsibility:** Mayor/Council/Town Manager

**Recommended Action:** Continue sound fiscal management, encourage community volunteer participation and insure we keep the lowest tax rate on the Outer Banks.

**Milestone/Timeframe:** Ongoing

**Objective 5.1.12** – Work with adjacent towns and counties to provide housing for lower paid community service employees to ensure a viable, stable work force in the region. *Discussion: The 2005 Dare County Housing Study shows the disparity between income and housing costs has widened significantly. Although the medium income rose 20.8 percent between 2000 and 2004, the average new construction cost rose by 47.1 percent, the report said. Housing costs are considered affordable at 30 percent or less of a family's income. In an economy driven by tourism, service industry workers are key. But teachers and police and other government workers provide the vital services to the citizenry. As a workforce, they generally do not earn enough to buy Outer Banks property.*

**Responsibility:** Town Manager/Other Appropriate Local Community Leaders

**Recommended Action:** Establish task force to study issue and develop solutions.

**Milestone/Timeframe:** First Quarter 2006.



## **Community Volunteerism**

Volunteers play an integral role in an array of Southern Shores activities. From development ... to governing ... to providing fire services, and emergency medical assistance ... to parks and recreation ... to reviewing construction plans to insure architectural conformity ... to resolving vegetation and stormwater issues ... to cleaning beaches ... to managing boat marinas. All done by community volunteers!

Southern Shores is unique in regards to tremendous citizen involvement. Thanks to these countless volunteers, both the ratio of town staff to resident and town taxes are the lowest on the Outer Banks.

Let's take a closer look at these volunteer organizations that help make Southern Shores such a great place to live.

### **Volunteer Fire Department**

The 42-member volunteer fire department protects the lives and property of citizens and visitors from fire damage and injury. Housed in two stations, the volunteer firefighters and support personnel are responsible for fire prevention, suppression, investigations, as well as emergency medical assistance, beach rescue, disaster control, and hazardous material responses and rescue. Educational fire safety programs are presented to the public throughout the year. The volunteer fire department saves the town an estimated \$550,000 to \$1,000,000 per year

### **Southern Shores Civic Association (SSCA)**

Serving a membership of more than 1,950 residents and property owners, this association was established in 1976 when a considerable portion of common area land was conveyed by Kitty Hawk Land Company to the SSCA. Although the roads and canals have been turned over to the Town, the SSCA is still responsible for many acres, including 34 dune crossovers to the beach and the parking areas at Hillcrest and the Triangle. The SSCA is also responsible for the Sound side wading beach with picnic area, playground and parking located on N. Dogwood Trail as well as a Sound overlook with seating for viewing sunsets, Sea Oats Park with a playground, a basketball half-court and soccer field.

### **Southern Shores Boat Club (SSBC)**

This boating and social organization, available to all SSCA members or renters of a SSCA member, manages and maintains the three marina facilities owned by the SSCA. Annual dues are \$20.

There are 71 slips, a boat launching ramp at the North Marina and a kayak and canoe launching area. The slips are of various sizes. The maximum boat length for large slips is 30 feet depending on the type of boat. The SSBC Vice Commodore is the agent for the SSCA who is primarily responsible for marina maintenance and slip rentals.

The SSBC sponsors four major social events each year. The first is a kick off BBQ for the boating season in May, followed by a 4<sup>th</sup> of July BBQ and an oyster roast and BBQ in October. The final event of the year is a holiday party and dinner at Duck

Woods Country Club. Plus, there are monthly breakfast meetings and a November Striper tournament followed by a cookout.

### **Southern Shores Tennis Courts**

Two tennis courts are located on Hillcrest Drive, near Sea Oats Trail. SSCA members may join the Tennis Club, (which has its own board), and pay annual dues to use these facilities.

The SSCA also owns several parcels of undeveloped land as well as walking and bike multi-use trails.

In addition to maintaining the properties, the SSCA has four goals:

- Provide recreational amenities and preserve green spaces for the enjoyment of property owners, residents and their guests.
- Provide a forum, through member meetings and the newsletter, *Southern Shorelines*, for public discussion and exchange of information and viewpoints on civic matters affecting property owners and residents.
- Represent and support property owners and residents on SSCA matters involving government officials and agencies.
- Enforce protective covenants and maintaining the character of residential building in Southern Shores through an appointed five-member Architectural Review Board which reviews and approves new home construction, alterations and additions to existing buildings and lot clearance.

The affairs of the SSCA are conducted by a nine-member Board of Directors, elected by the membership to two-year terms. Four are elected in even years, and five in odd years. Six member meetings are held each year, on the second Monday of odd months, at 7 p.m. in the Pitts Center. The SSCA Board meets more frequently and those meetings are also open to the public. With the exception of a part time office manager, all the work of the SSCA is done by volunteers who are a vital part of its success.

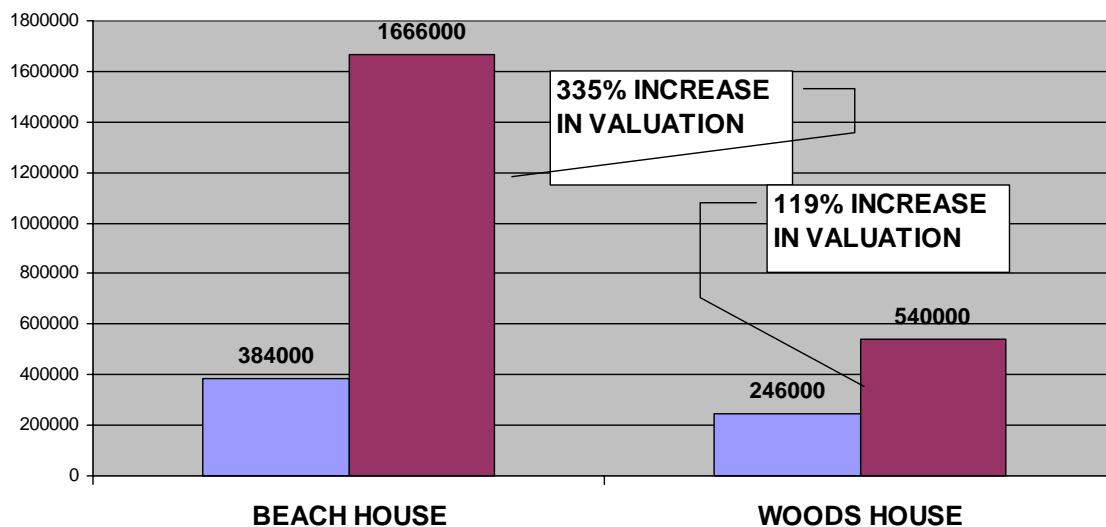
### **Chicahawk Property Owners Association, Inc. (CPOA)**

This association has been incorporated in its current form since Sept. 9, 1992, when the Chicahawk Improvement Association, Inc. and the Chicahawk Recreation Club merged. In October 1990, the Kitty Hawk Land Company deeded to CPOA, Inc., the common land located in the Chicahawk subdivision of Southern Shores.

All owners of land parcels in CPOA pay a yearly assessment of \$57.50. These funds, combined with other interest bearing resources owned by the association, amount to about \$35,000 a year. These monies pay for landscaping, utility fees, and insurance (liability and Director protection). The association owns capital assets, such as tennis courts, sidewalks and bike paths, picnic area and playground equipment that need periodic maintenance repair and replacement. CPOA also maintains about 97 acres, providing trimming, lawn mowing, gazebo upkeep and a yearly picnic for community spirit. Self-funded, the association provides health, welfare and recreation for its members. The CPOA is administered by nine Directors who serve three years with three new members each year. Directors may be elected for one additional term, but are barred for more than two years.

## Assessment Impact Beachfront vs Woods House

**CHANGE IN REAL ESTATE VALUATION 2004 VS 2005**

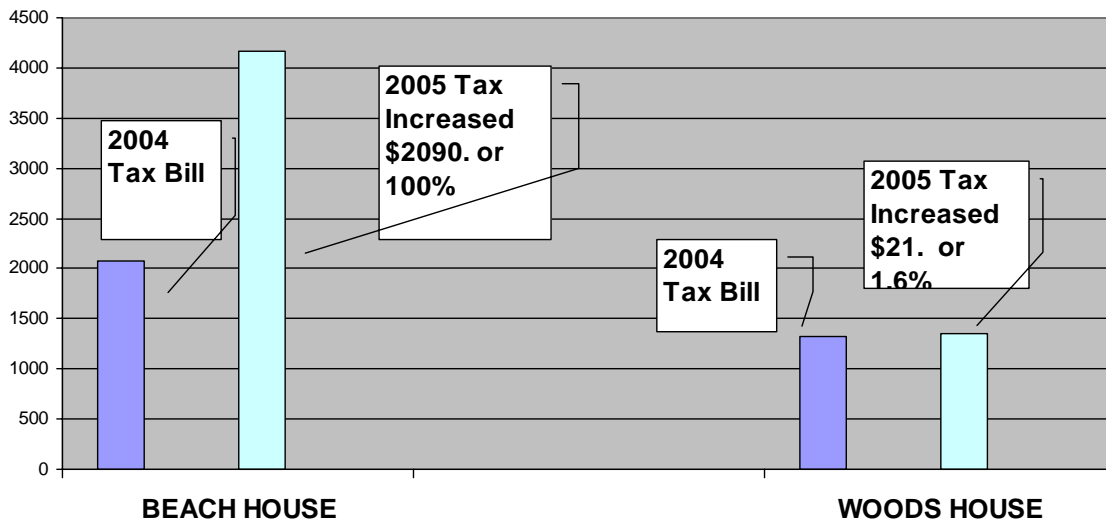


The changes in real estate valuation may be clearly seen on this chart. An actual 8-year-old beachfront home went from \$384,000 to \$1,666,000, a 335% increase in valuation. An actual and fairly typical non-waterfront woods house went from \$246,000 to \$540,000. The reassessment on the beachfront property more than tripled while the woods house merely doubled.

Let's take a look at the tax impact to these same two houses.

## Beachfront vs Woods House

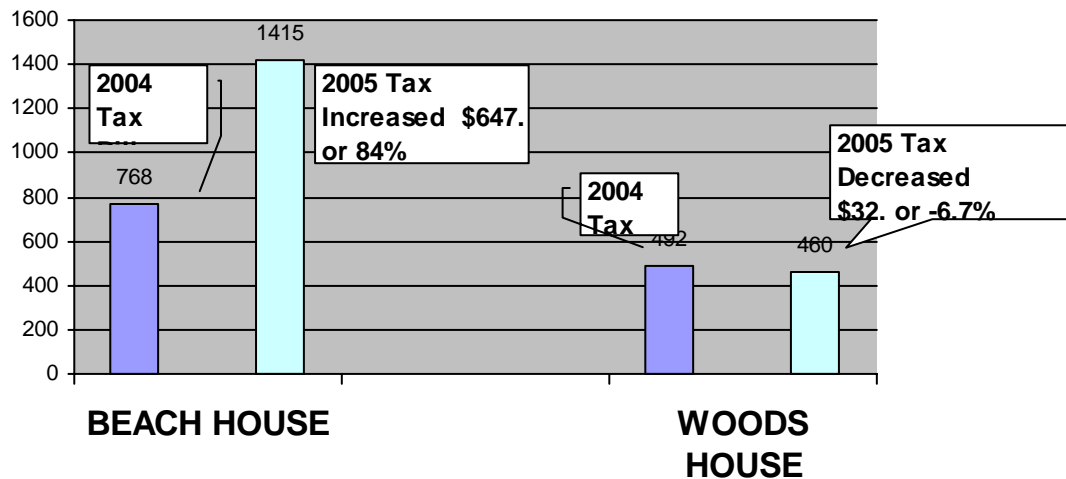
### ACTUAL COUNTY TAX BILLS



Because of the revaluation and the new Dare County 25 cents tax rate, many property owners received a County tax increase. For this actual beachfront house the tax bill increased by 100%, doubling the 2004 tax bill from \$2090 to \$4165. The woods house, on the other hand saw an increase of only \$21.00 or 1.6%. Many houses, which were not on the waterfront, saw only modest changes to their county tax bills.

## Beachfront vs Woods House

Actual Town Tax Bills



This chart depicts the 2004 and the 2005 Town of Southern Shores tax bill for the same beachfront house and the woods house. The beach house tax increased 84% after the revaluation, while the woods house tax decreased 6.7% or was \$32 less. Many property owners of houses that were not on the waterfront saw similar declines in their town tax bills.

## **Issue Number 6 - Public Safety**

**Goal 6.1** – Design, establish and enforce a comprehensive, high quality **public safety system**. Update preparations annually to ensure adequate response to hazardous weather situations, fire, crime and terrorism as well as everyday activities such as swimming, fishing, boating, walking, night driving, etc. Develop plans and policies in coordination with local, state and federal officials.

**Objective 6.1.1** – Be prepared for all types of weather situations, including prolonged rainstorms, hurricanes, floods, high winds, Tsunamis and other potential natural disasters. Enhance communication services to provide appropriate safety and evacuation information to Southern Shores residents and seasonal tourists.

**Responsibility:** Town Manager/Emergency Management Team

**Recommended Action:** Evaluate response plans and adjust as needed. Communicate necessary information to residents and seasonal tourists.

**Milestone/Timeframe:** Ongoing

**Objective 6.1.2** – Promote water safety by educating the public, including water equipment rental businesses, about existing policies relating to such things as personal watercraft. Continue to hire appropriate number of lifeguards on the beaches during the summer and enhance emergency medical services' response time through mile markers placed every half mile along the beach and NC 12 and reflective house numbers on the street in front of each residence.

**Responsibility:** Town Manager/Fire Chief/EMS

**Recommended Action:** Develop education and awareness campaign and implement mile marker plan.

**Milestone/Timeframe:**

**Objective 6.1.3** – Promote safety among pedestrians, cyclists and skateboarders of all ages, by making them aware, through a comprehensive public education campaign, of the hazards from traffic of carrying on these activities on Town streets.

**Responsibility:** Town Manager

**Recommended Action:** Begin safety education and awareness campaign.

**Milestone/Timeframe:** Two months

**Objective 6.1.4a** – Promote continued fire protection utilizing an up to date and adequately equipped Fire Department with sufficiently trained volunteers, Maintain adequate funding to provide first class fire and rescue service to Southern Shores.

**Responsibility:** Fire Chief

**Recommended Action:** Work closely with Town Council and Town Manager.

**Milestone/Timeframe:** Ongoing activity

**Objective 6.1.4b** – Develop and implement an ongoing public relations program to attract volunteers to the Fire Department.

**Responsibility:** Town Manager/Fire Chief

**Recommended Action:** More actively campaign for volunteers and study means of rewards for membership.

**Milestone/Timeframe:** Ongoing activity.

**Objective 6.1.4c** – Continue to educate the residents and seasonal visitors about an array of proper fire safety programs.

**Responsibility:** Fire Chief

**Recommended Action:** Formulate a yearlong fire safety program, with seasonal messages.

**Milestone/Timeframe:** Ongoing

**Objective 6.1.5** – Reduce hazards of night driving in Southern Shores. Identify problem areas; determine appropriate action such as reflective road edge paint, reflectors on posts, centerline reflectors and a public education campaign.

**Responsibility:** Town Manager/Public Works Manager

**Recommended Action:** Survey the roads, identify problem areas and initiate actions.

**Milestone/Timeframe:** Ongoing

**Objective 6.1.6** – Reduce crime in Southern Shores by establishing neighborhood watch programs, citizen patrol tours with police, programs to improve police-resident relations and education programs relating to crime prevention and reporting.

**Responsibility:** Police Chief/Town Manager

**Recommended Action:** Involve various groups, clubs and organizations and put together presentations to educate and raise community awareness.

**Milestone/Timeframe:** Ongoing

**Goal 6.2** – In coordination with local, state and Federal Agencies, develop plans and policies to enhance the safety of the community and its seasonal visitors from potential terrorism.

*Discussion: In any thoroughly analyzed long-range plan, one must consider the impact of natural disasters and potential threats to the health and welfare of the community. Hurricanes and storms are not infrequent events on the Outer Banks. Their effects are well recognized and authorities are reasonably well prepared for their occurrence. Some catastrophic mishaps, such as chemical, nuclear or biological mishaps, can cause serious problems and may be adequately dealt with by local emergency authorities. While Southern Shores and the Outer Banks are most probably not high value targets, it would be prudent to evaluate, analyze and investigate the risk of such threats. There is a remote potential for airborne contaminants to spread to this area in the event of an attack in nearby Hampton Roads. Numerous military, industrial and transportation facilities there could be attractive targets for those seeking to inflict harm on the nation. At present, there is no known plan and little or no preparedness training for any radiological, biological or chemical fires in Southern Shores. Some hazardous material decontamination capability exists in Dare County, but none in Southern Shores. The vital fresh water supply is partially exposed to the atmosphere, but fencing does offer some*

*protection. There is no reported radiation, biological or chemical detective devices available, while area medical and pharmaceutical preparedness is limited.*

**Objective 6.2.1a** – Evaluate the need for emergency management attention to radiological, chemical and biological threats and develop a reasonable capability and preparedness to combat potentially catastrophic threats.

**Responsibility:** Town Manager and County Emergency Management Team

**Recommended Action:** Invite state officials to brief the town council and other appropriate local authorities on the government's overall assessment and readiness. Develop a Southern Shores or Dare County plan to protect residents in the event of radiological, chemical or biological threats. Establish a comprehensive team of appropriate players.

**Milestone/Timeframe:** 30 days

**Objective 6.2.1b** – Promote family safety and preparedness for each resident family. Since we live on a peninsula, each family should be encouraged to stock and maintain a supply of food, water and medical supplies to provide sustenance for a period of at least five days in the event of a natural disaster, bridge loss or radiological, biological or chemical incident. Preparedness should include safe heat for cooking and emergency power for minimal lighting and refrigeration.

**Responsibility:** Head of the Family

**Recommended Action:** Develop educational awareness campaign addressing family safety and preparedness.

**Milestone/Timeframe:** Immediately

## **Issue Number 7 - Environment**

**Goal 7.1** Preserve, protect and promote the beautiful **environment** of Southern Shores, including the Atlantic shoreline, the Sound waters, and the maritime forest for residents and seasonal visitors alike. Create plans and appropriate policies in coordination local and state officials, periodically evaluating needs and adjusting as necessary.

*Discussion: Ninety percent of respondents agreed that they chose to live in Southern Shores because of the natural environment.*

**Objective 7.1.1** – Ensure residents and seasonal visitors of Southern Shores are able to enjoy the Atlantic Ocean shoreline and the Sound's beauty, their beaches, and waters for leisure activities.

**Objective 7.1.2** – Enforce Town ordinances concerning beach fires.

**Objective 7.1.3** – Continue seasonal life guard rescue and police protection services.

**Objective 7.1.4** – Enhance communication, using the Town's web site and newsletter, as well as publications for realtors and renters about beach use, Sound use and related issues.



**Objective 7.1.5** – Continue to support access to the beaches in coordination with the Southern Shores Civic Association and The Chicahawk Property Owners Association.

**Objective 7.1.6**– Continue to enforce the Town's beach driving ordinance concerning beach driving regulations and related issues.

**Responsibility:** Town Manager and Chief of Police

**Recommended Action:** Continue to provide support for water related activities.

**Milestone/Time Frame:** Ongoing

**Objective 7.1.7** – Continue to review the needs for shoreline management and viable options. A Corps of Engineers study shows that, at this time, the problem is not as critical in Southern Shores as in other towns along the Outer Banks.

*Discussion: Fifty-six percent of respondents said they would not favor shoreline management, (beach nourishment) if there were no federal or state funds for the project.*

**Responsibility:** Town Council/Town Manager

**Recommended Action:** No action at this time but an awareness of this activity should be incorporated in planning for the Town.

**Milestone/Time Frame:** Ongoing

**Objective 7.1.8** – Enact Town ordinances to provide guidance and authority for long-term preservation of specific vegetation in the maritime forest area.

**Objective 7.1.9** – Continue to authorize the Vegetation Advisory Board to advise regarding appropriate and selective limited clearing of land prior to issuance of a ground disturbance permit.

**Objective 7.1.10** – Develop a comprehensive vegetation management plan for public and private property in order to preserve the maritime forest in the Town.

**Responsibility:** Building Inspector/Vegetation Advisory Board

**Recommended Action:** Vegetation Advisory Board conducts at least one public meeting annually that is broadly communicated to property owners, businesses, civic associations and business trade associations. Develop recommendations to Town Council for education programs and regulatory tools.

**Milestone/Time Frame:** Ongoing

# **APPENDIX**

## ACTIONS OF PREVIOUS SURVEY

*Below are actions taken as a result of a survey conducted among Southern Shores property owners in 2000.*

**Issue:** Southern Shores should continue to grow but only until existing facilities and services reach their capacity.

**Action:** *Roads and water lines are available to all vacant residential sites. Construction of roads on land zoned as commercial is the responsibility of the developer. Our Town is rapidly being built out, with all property for sale in Southern Shores being resale.*

**Issue:** If existing facilities and services must be expanded because of new growth, the cost of this expansion should be borne by developers and homeowners.

**Action:** *The homeowner pays for water and power hookups and builds the driveway. A commercial developer is responsible for the same hookups plus other issues such as storm water run off control and exterior lighting plans.*

**Issue:** The entire Town should bear the cost associated with new growth in Southern Shores.

**Action:** *Once again, the homeowner and commercial developer bear development costs. The only other issue could be a wastewater treatment plant associated with a planned unit development or apartment or condominium complex which would be borne by the developer.*

**Issue:** Southern Shores should manage further growth to minimize negative effects on environmental quality.

**Action:** *In the residential zone, a lot owner cannot be stopped from building a home so long as he complies with Town ordinances and covenants. The Town is working on ordinances to preclude a homeowner from including wetlands in the lot coverage computations. This will leave more dry land to help absorb storm water run off. More emphasis on saving trees is being urged by the building inspector when issuing lot disturbance permits.*

**Issue:** Building trends in Southern Shores indicate that property owners are building larger, more elaborate homes where the structure width at the building overhang often reaches 80 feet or more. Current zoning regulations require a width of 100 feet at the

building line and a minimum side yard of 10 feet. This way many of the houses can be as close as 20 feet.

**Action:** *The zoning regulations have been changed to 15 feet minimum side yard and 25 feet back yard.*

**Issue:** CAMA – Should the Town adopt an ordinance similar to CAMA regulations for the canals and Ginguite Bay?

**Action:** *Ginguite Bay and the Town canals are not estuarine waters, so the CAMA rules do not apply. The Town, however, has adopted an ordinance that does not permit impervious surfaces within 30 feet of the bay or canals. There are some exceptions that are addressed on a case-by-case basis.*

**Issue:** Property owners and others need more access to Currituck Sound.

**Action:** *All Southern Shores Civic Association owned property is available for access to the sound. The civic association has constructed a 20-slip marina at the end of Loblolly Drive, which includes a canoe launching facility, and is funding a new boat ramp at the north marina to be constructed early 2005. Survey results deemed this not to be a problem.*

**Issue:** Property owners need more access to the ocean.

**Action:** *The Town plans to build a new 40-car parking lot close to Ocean Boulevard in the Chicahauk area prior to Summer 2005. Survey results deemed this not to be a problem.*

**Issue:** The Town needs to preserve more open space for forested and other vegetated areas.

**Action:** *The Town does not own any land. All of the land not owned by private individuals is owned by the two civic associations. The civic association lands are used for recreation and green areas.*

**Issue:** If an opportunity becomes available for the Town to acquire unbuildable ocean front lots to provide public access, the Town should do so.

**Action:** *There are no such lots.*

**Issue:** Repair and improve Town owned bulk heading.

**Action:** *The Town owns no bulk heading. The civic associations own a large amount and they are restored as necessary and as their treasury supports.*

**Issue:** Establish and provide improvements to a network of biking, jogging and walking paths.

**Action:** *A great deal of work has been accomplished in this area and more is in the planning.*

- *The multi-purpose (MP) path bridge over the creek between Martin's Point and Southern Shores has been completed, providing a continuous MP path from Martin's Point to Duck.*

- *There is a planned MP path from the Kitty Hawk school north on S. Dogwood Trail to E. Dogwood Trail and then east to intersect with the MP path on Duck Road. This will be done in increments as funding allows. The first phase is from the Kitty Hawk school to Duck Woods Country Club.*
- *The Juniper and Trinity MP path has been completed from the shopping center to the bridge.*
- *Spindrift Trail MP path is in the planning stage.*
- *Funding for MP paths are supported by state grants and the tourist bureau, as opposed to side walks that are 100 % funded by your Town tax monies.*

**Issue:** Improve and expand beach parking areas.

**Action:** *This has been accomplished.*

**Issue:** Dredge canals.

**Action:** *Permitting and funding is in work. The dredging is scheduled to take place during the winters of 2005-06 and 2006-07.*

**Issue:** Install street lights along Duck Road and U.S. 158.

**Action:** *No interest from previous surveys.*

**Issue:** The Town should support studies to explore the feasibility of a regional sewer system.

**Action:** *Because the Town is relatively built out and everyone is using septic systems with a very high success rate, the current need does not support such a system. A Town system or a regional system would be very expensive (your tax dollars) to construct and to hook up for the home owners.*

**Issue:** The Town should continue to have existing utility lines placed underground, even if the Town must pay for the service.

**Action:** *NC Power does this as a matter of course when they are upgrading systems. NC Power is actually an overhead company and prefers to continue overhead lines in areas that are subject to storm water over wash in the event of hurricanes. It is much easier and quicker to repair down lines and poles than to repair and replace underground systems. Our Town manager, as the emergency manager, agrees with the position of the power company.*

**Issue:** Three questions concern whether sexually oriented businesses: adversely affect property values, adversely affect other nearby businesses, and adversely affect the vacation resort attraction of Southern Shores for vacationing families.

**Action:** *Section 6.10 of the Town code has been modified to prohibit all such businesses from our Town. An expanded list of permitted and non-permitted businesses is being staffed for addition to the Town ordinance list. It will be available for all at the Town hall when approved by council.*

**Issue:** Four questions concern the natural environment of Southern Shores. Three of which were considered to be motherhood and will not be repeated. The fourth is concerned with storm water run off.

**Action:** *The Town is conducting storm water run off study and this issue is receiving top priority.*

**Issue:** There were three questions about dogs on the beach.

**Action:** *As a result of the last survey, the existing regulations will not be changed.*

## **Southern Shores 2005 Long Range Plan Opinion Survey Statistical Results**

In preparation for writing a Long Range Plan for Southern Shores, the Long Range Planning Committee distributed 2544 surveys to the primary name of the property owner in Southern Shores. 1500 replies were received or approximately 60%. That number is considered a good response to any survey. The following will provide the reader a breakdown of numbers or a percentage breakout to the questions. Not all respondents answered all questions, so there will not necessarily be 1500 responses to a question. In some areas where the questions ask for the strongly agree to strongly disagree format, the comment will refer to those in the agree areas compared to the disagree areas. Those in the middle selection (on the fence) will be commented on when the numbers are significant.

The first six questions were about you and what and who you are and your properties.

1. Which best describes you? Permanent residents 39%, vacation/non-rental residents 18%, rental owners 22%, undeveloped property owner 12%, and no answers to the question 8%.
2. How many properties do you own? 80% own 1 property, 16% own 2 properties and 4% responded with 3, 4, or 5 properties.
3. Are you a registered voter in Dare County? 46% yes and 54% no or left blank. Dare County records indicate that there are 2080 registered voters in Southern Shores. A large majority would be two per household and there was only one survey per property, so a little interpretation is necessary. Of the 667 yes answers, it would be reasonable to expect that represents approximately 1100 voters including spouses.
4. Indicate the number of people in your household by age group (permanent residents). 799 responses, but more analysis needed as the responses do not coincide with question #1. The following raw data was given.

Ages 1-10 (175/15%); 11-20 (112/10%); 21-49 (198/17%); 50-64 (384/33%); 65+ (285/25%)

The 2000 census figures were as follows:

Ages 1-18 (20%); 19-45 (19%); 46-65 (36%); 65+ (25%)

These percentages compared to the 2000 census figures indicate that Southern Shores has become younger by 5% in the ages 1-20 and the 65+ has remained the same. The permanent residents in Southern Shores have increased from 520 in 1980 to 1447 in 1990 to 2201 in 2000. The estimate in 2005 is 2600-2700. It is a very positive and healthy sign for our Town that we are growing younger.

5. If you are not a resident, do you plan to become one in the future? 390 Yes, 288 No

6. Are you retired? 43% Yes, 57% No

Questions 7-15 are agree – disagree questions.

7. Southern Shores should continue to develop as a low-density, single-family residential community with limited multi-family and commercial uses. 95.5% strongly agree or agree and only 4.5% disagree.

8. Southern Shores should become more tourist oriented. 4% agree and 92% disagree.

9. A three lane NC-12 would alter the character of Southern Shores? 62% agree and 20% disagree. 18% on the fence.

10. A three lane NC-12 would be a positive assist in traffic flow? 44% agree and 32% disagree, with 24% on the fence. This is an interesting answer in that the majority of responses are out of the agree area.

11. A three lane NC-12 would make it more dangerous for pedestrians to cross the road. 70% agree, 16% disagree and 14% on the fence.

12. A five lane NC-12 would alter the character of Southern Shores? 94% agree and 5% disagree.

13. A five lane NC-12 would decrease property values along the new road? 88% agree and 6% disagree.

14. A five lane NC-12 would decrease property values in all of Southern Shores? 67% agree, 16% disagree and 17% on the fence.

15. A four lane Mid-Currituck Sound bridge would significantly increase the accessibility to the OBX as a tourist destination? 88% agree and 6% disagree.

16. The road option that is best for our town.

Five lane NC-12.	3%
Three lane NC-12	34%
Make no change to the current NC-12	63%

This is significant in that the majority would rather put up with the traffic than create a Myrtle Beach US-17.

Question 17-20 are agree/disagree answers.

17. A five lane NC-12 would make it more difficult and dangerous for tourists to get to the beach from the west side of NC-12? 94% agree and 3% disagree.

18. A five lane NC-12 would make it more dangerous for vehicular traffic to turn left from either side of NC-12? 86% agree and 7% disagree.

19. A five lane NC-12 would significantly enhance hurricane evacuation? 40% agree, 32% disagree and 28% on the fence. Again an interesting response in that the majority of responses are not in agreement.

20. A Mid-Currituck Sound bridge would significantly enhance hurricane evacuation. 91% agree and 5% disagree.

21. Recognizing NCDOT says a bridge would not completely solve the traffic congestion, would you support a bridge and not a five lane NC-12? 92% Yes; 6% No

22. Recognizing NCDOT says a bridge would not completely solve the traffic congestion; do you want the bridge and a five lane NC-12? 4% Yes; 96% No

23. Recognizing NCDOT says a bridge would not completely solve the traffic congestion and the bridge is not an option, circle your preference.

5 lane NC-12	7%
Do nothing	91%
3 lane NC-12 (write in)	2%

24. The 16-foot width of our Town roads is adequate. 78% Agree; 10% Disagree

25. The condition of our Town roads is not up to acceptable standards.  
24% Agree; 51% Disagree; 25% On the fence

26. The Town should fix the roads, as funds are available from the current tax rate.  
74% Agree; 8% Disagree

27. The Town should raise the tax rate to fix the roads at a faster pace.  
8% Agree; 75% Disagree

28. This question concerns removal of trees close to the road. Should the Town objective be to remove trees out to 8 feet from the edge of the road? An editorial comment was included on the new Holly Trail as a properly constructed road.

39% Agree; 39% Disagree; 22% On the fence (Looks like a political football)



29. Should the Town try to win state Marine Fisheries approval of the same more rigorous restrictions on commercial menhaden fishing operations in SS waters as are currently in place off other adjacent towns? 75% Agree; 7% Disagree

30. Indicate the types of activities that interest you or your families. There is a need here to balance the responses against the 1500 surveys returned.

1. Civic and community group/club meeting rooms.	481
2. Community theatre plays	388
3. Musical performances	339
4. Teen activities	197
5. Performances by dance groups	134
6. Office and computer use space	35
7. Other suggestions (89 of the additional responses were in favor of teen activities. Those folks may or may not be a part of the 197 above)	

31. Indicate the types of athletic activities that interest you or your family. There is a need here to balance the responses against the 1500 surveys returned.

Indoor heated swimming pool	288
Multi-use paths	285
Basketball	142
Play ground	141
Fitness center	128
Tennis	99
Handball	56
Paintball	33
Soccer/Football	20

32. Choose from the following type of facility or no facility.

1. Performing arts center with meeting rooms	94
2. Community center with meeting rooms, areas for Senior activities, fitness center, handball/racket ball, Indoor swimming	272
3. A combination of 1 & 2	445
4. No need for a community center	499

\*\* Note: Of the total responses 881 (62%) were in favor of a center vs. 499 (38%) not in favor of a center.

33. The following age groups were identified by those filling out the questionnaire.

20-30	1%
30-40	6%

40-50	17%
50-60	31%
60+	45%

34. Do you have children living at home? 297 responses indicated that they have children living at home. See question #4.

35. Are you in favor of participating as a Dare County member in a beach nourishment program? 56% Yes; 44% No

36. If there were no federal or state monies available to pay for beach nourishment, would you be in favor of increasing sales or land transfer taxes to fund beach nourishment? 44% Yes; 56% No

37. Liquor by the drink. Done deal!

38. If natural gas was available, would you switch?

54% Yes; 46% No; An additional 197 had no response.

Note: No information was provided on the cost of switching to gas. Hook up fees, new heating systems, new appliances etc. No data was available to estimate such costs. It could be assumed that if the total costs were provided, the answers to the question may be significantly tilted in the other direction.

39. Environmental questions.

1. Chose to live in Southern Shores because of the natural environment.

90% Agree; 2% Disagree

2. The maritime forest is important and should be protected by allowing only selective and limited land clearing. 88% Agree; 4% Disagree

3. Town restrictive ordinance on tree cutting. If the ordinance provisions were moderate and carefully spelled out would you be in favor?

65% Yes; 20% No

Note: Such an ordinance to a sand dweller is one thing, but what is moderate to an owner of a treed lot? An ordinance of this type would always be very contentious and create a good deal of resentment in the Town.

40. A comment section. 1160 respondents provided comments and those considered to be issues are being addressed in the writing of the Long Range Plan.

## Southern Shores 2005 Long Range Plan Opinion Survey Written Comments Summary

*Here is a summary of concerns and positive comments from the questionnaires cited by some Southern Shores residents and property owners. It is important to note that the vast majority of comments were extremely favorable of town governance and the community atmosphere. Most comments started with words like a “wonderful place to live, to visit, to raise a family and to kick back and relax”.*

The following issues, in no specific order, are condensed:

**Storm Water**... management, flooding, preparedness, and runoff problems

**Currituck Sound**... Water Quality, beach pollution, and septic tank runoff

**Traffic congestion**, tourists and trucks using **short-cuts** and **speeding** thru SS, Rte 12 speed limit, build the bridge, turning lanes, crossovers, danger to pedestrians and cyclists, police checks, can't walk to shopping center without using roadway; put in speed bumps to slow traffic

**Canal**... dredging, bulk heading, safe navigation, vital asset to SS

**Growth**...keep it simple, too much, too fast, slow it down, keep it like it was, no more mini hotels, clear cutting, stop commercial, stay family oriented, stop playing to wealthy investors and tourism interests. Change is not necessarily progress.

**Trash** and Recycling cans...litter blowing in the wind, Velcro the lids, rental units responsible for containers off the street, unfair to weekend (2<sup>nd</sup> home owners) residents who cannot be there on Monday to remove containers, want Saturday pick up

**Parking** on right of way, enforcement too strict, not strict enough, contractors big problem

**Code Enforcement**...too rigid, too many regulations, not enough regulations, not enforced equally, height measurement from average base, not enough oversight of building contractors, inconsiderate contractor employee behavior, job site cleanliness, bad language, loud radios, dogs, noise, unfriendly inspectors; enforce minimum standards for painting, removal of fungus and landscape maintenance

**Clear cutting** of property, should be prohibited or carefully controlled, use of prisoner labor..good idea, bad idea, cutting back right of way too much, should be no restrictions on property owner cutting his own trees

**Multi-use paths**... need much more, why put in the wrong places?

**Residents running home businesses**, Numerous complaints; heavy vehicle/truck traffic, lots of visitation, lax and varied rule enforcement, Duck Woods biggest problem area; cement mixers and heavy vehicles parked in yards

**Fire Department**..Volunteers the greatest resource; **best thing** about SS, lots of praise; one dissenting voice says too much equipment bought; keeps taxes low; slow to get to the fire(one comment)

**Big trash dumping place** for non-permanent residents not in town when big pick-ups are scheduled.

**Lower speed limits**...disregard of stop signs, no need to rush around like big city folks, preserve our rural charm and save the roadways, leave the bumps and holes to slow 'em down, accidents waiting to happen, service trucks speeding, dangerous to children, need more traffic/radar enforcement, fix the roads, install speed bumps

Why not a **dog park?** Need a place to exercise them, dogs on leash, beach problems, barking, pickup etc. etc.

**Tourism**...Too much emphasis on tourism, keep single-family atmosphere, parties and noise, overcrowding, sleeping on floors, parking and occupancy in mini hotels and beachfront properties. Trash generation

Keep **Property Taxes** lowest on OBX, Keep the volunteers coming, treasure the retirees who help out, don't allow town staff to build up, use contracts, not town employees, who needs a public works department, expensive SUV's, why let police drive home in official cars, Town should stop looking for ways to spend money

**Reputation** of SS...stodgy, full of old people, elitist, the "rich and shameless", not enough consideration or attention to newer and younger families, nothing for teens in SS

**Southern Shores**...The premier single-family community on OBX. Geographic diversity...best features of SS, ambiance, aesthetic atmosphere, a priceless treasure, the beach, sound, dunes, canal, maritime forest, lots of beauty, rural old OBX atmosphere, don't let it be overwhelmed by commercial and tourism interests. SS is an oasis among less desirable locales; SS should be kept as a family vacation community; an old-fashioned family enclave; a great place to unwind and relax

**Safety Hazards**...Mail boxes and trash containers too close to the roadways, dangerous on narrow winding roads especially at night and when cars coming in opposite direction, Scrub pine trees are a fire hazard; deep water on roadway after heavy rains, dangerous braking and driving; centerline paint indistinct on roadways, needs more maintenance and need more centerline reflectors; Pedestrian danger when trying to cross route 12

**Residential lighting control**...on all night, floodlights, not in keeping with nature, not enforced

**Limit commercial development**...no need for more shopping centers, no mini-hotels, slow down, losing small town family atmosphere

Lack of enforcement of **beach laws**

**Policing problems**...Not friendly, officers need charm training, too heavy handed, immature, not professional to some and too professional to others, too many traffic stops, not enough traffic stops, keep out tourists and heavy trucks on short cuts, need

more use of radar trailer devices, entrapment? Solve crimes don't bother law abiding residents

**Tunnels for pedestrians** under NC 12, beach access becoming more limited to residents, parking problems

**Limit dogs** to 1 or 2 per family; stop barking, litter pickup enforcement, stray dogs

**Lack of timely Town Information**...Why not erect a bulletin board at Food Lion to let residents know about town affairs. Info on town email only available to half of residents and only of limited availability to seasonal renters. Local news media unsatisfactory in reporting about Southern Shores. Lots of misinformation about rules and regulations need to improve communication with residents, absentee owners and tourists

**Personal water craft**...a few pros and cons

Need for **retirement homes**... for people no longer able to care for their own home and do not want to leave SS

Have **more celebrations and town events**, parades, picnics, build togetherness and sense of belonging

Need for a **Community Center**...lots of pro's and con's, many favorable comments; leery of tax increases, families with teenagers see it as a plus; OBX needs a good place for the fine arts; a need for larger meeting/gathering place

**Life Guards** great asset

**Commercial Interests and snowbirds** taking over, calling the shots; pay more attention to locals and less to absentee landlords; go back to our roots; preserve serenity and laidback feeling that is being citified; if it gets too crowded we are leaving

**Too much landscaping**, keep it natural, less expensive, water and power not wasted; trees break up stormy winds

**Rising property assessments**; uncontrolled insurance cost increases; cost of living and restaurants on the OBX much more expensive than in Florida Beach communities; hardship on fixed income retirees; keep taxes low!

We should **build a pier** at Hillcrest, build bathrooms at beach access

Better **marking of parking places** or no parking places along beach

**Handicap access** to beach; indoor swimming pool would be appreciated

**Communication tower**; need better cell phone access, NIMBY complaints; rumors about antenna construction

**Civic Associations**...good attributes of the area; why not combine the town and civic associations? Overlapping responsibilities, lack of coordination

***Neighborhood watch*** could be formed

Erect **Dead End sign** at entrance to Goose Feather lane; road damage due to excessive traffic. Says N. Newbern

**Town authorities** have balanced the pressures for economic change with the desire to keep Southern Shore a place of natural beauty for families to enjoy.

Protect SS from **Over development**...We don't want paradise paved over with streets expansion and parking lots; Protect the natural habitat of birds and little critters; protect our deer; don't let us become a consumer nightmare like the towns to the south; slow down the growth, that's why we built here in the first place. We don't want wide roads and no three lanes or wider. Don't turn us into other Atlantic Beach resort areas (Myrtle, Ocean City, etc.) Keep our quaint, laid back, family friendly, old-fashioned style habitat

**Intellectual stimulation** wanted like the Currituck Forum; have quarterly lunches; Bingo nights; local talent shows; not enough info communicated about activities that are available

**Noise abatement** during the tourist season; bring back peace and quiet

Start an **Oceanfront beach owner's committee** to represent their interests

**Absentee landlord problem** with trash cans unfair. Town should replace cans because we pay high taxes and town benefits there from; another says Hire someone to move cans and we will pay extra;

**Limit speed** to 20 mph on Dogwood Tr.; above all don't widen it; build multi-purpose path ASAP

**Make 5 feet the max clearance of the town right of way.** Don't cut back to 8 feet.

**Growing Teen population** needs attention; keep them away from drugs and boredom; give them a place to congregate in SS and not have to be driven south to KDH or Nags Head where they can get into trouble; build a community center in SS, old people need it too

**Widening route 12** would ruin Southern Shore; don't let it happen!!

**Second Home Owners** are discriminated against by town council; They cannot vote in SS and are not represented by town leaders; Trash pickups on Monday cause biggest problem in clean up and replacement of containers on Monday night; unfair to threaten second home owners who generally must leave on Sunday with fines; reinstitute dumpsters behind firehouse; They pay heavy taxes helping support year round residents and get little trash service in return; town should hire someone to replace trash cans

**Tourism**. Stop advertising. Do not make OBX a "Destination". Ruining the family vacation peace and serenity; causing unbelievable traffic problems, noise, fireworks, rowdiness

**Establish pedestrian crosswalk lights** at intervals across Rte 12...safety issue and will slow traffic

Need a **Welcome Wagon** for new residents; need a **town info packet** to be given to new owners

**Older residents** do not have a welcoming demeanor.... friendliest people I've ever lived among

Must **limit house size**

Beachfront owner wants to erect a **windmill to generate power**

Wants **to limit tree height** so he can preserve his view...neighbors trees are overgrown

**Change is not progress!** Keep it wonderful like it is

Allow detached **garage apartments**

Publish **schedule for street repairs** and construction of multi-purpose paths so everyone will know when and where

**Fix dangerous pothole** on Sea Oats Tr, on a blind curve and drivers have to move into other lane to get by...repeated email to town, but no response

**Flat Tops** are historical and should be preserved

**Criminal mastermind on convict team** has closely observed and now knows all the homes, who is in and who is away.

Can't our police help with **traffic problems at KHE** during drop off and pick up times?

Stop letting them build **mini hotels**; greed

Resolve the **right of way parking issue**. No fines for permanent residents. Car was towed away. Permit slip must be picked up at town hall in person.

**Better signage**...He likes Sanderling's signs, pretty and unobtrusive...what are we doing? Carl?

**Be more pet friendly**, little children need to have fun with their dogs; dogs should be able to run on the beach. Dog owners must cleanup after them. All dogs on a leash

Enforce **fireworks** regulations

**March 28, 2005**